



GIBBINS RICHARDS 
Making home moves happen

Innisfree Heatherton Park, Bradford On Tone, Taunton TA4 1ET
£775,000

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Detached/ Extensive grounds/Excellent transport links

An impressive five bedroom detached family home offering spacious and versatile accommodation, generous parking, two garages, substantial gardens and an adjoining paddock.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: F

The property is approached via a good-sized driveway, providing ample parking and access to the garage and the entrance porch. A welcoming entrance opens into the central reception hall, with cloakroom and staircase rising to the first floor. The ground floor provides a range of well-appointed and adaptable living spaces. The dining room offers an excellent setting for family meals and entertaining, while the spacious living room features a fireplace with wood burning stove and pleasant views over the garden. A further family room leads through to a comfortable breakfast room, creating a sociable and versatile area for everyday family life. The well-proportioned kitchen is conveniently positioned alongside these rooms, making this a particularly practical and sociable part of the home. Further accommodation includes a separate study, library, utility room and conservatory, providing useful workspace, storage and additional living space.

To the first floor, the landing gives access to five bedrooms. Bedroom one benefits from an en-suite bathroom and a balcony, while bedroom two is particularly generous in proportion. Bedrooms three, four and five offer further flexible accommodation, with bedrooms two, four and five all benefiting from fitted wardrobes. A family bathroom, a separate shower room and two airing cupboards complete the first floor.

Outside, the property enjoys substantial gardens incorporating patio, greenhouse and lawned areas, providing an excellent environment for outdoor entertaining and family enjoyment. Beyond the main gardens, an adjoining paddock offers a valuable additional area of land with a variety of potential uses, subject to any necessary consents. The paddock is also accessed via its own private gated driveway and also benefits from an additional garage, providing further useful storage or parking.

Approx 222 sq ft/ 2390 sq m
Detached five-bedroom house
Solar Panels
Oil heating
Log burner
Driveway and garages
Large garden and paddock





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Accommodation

Lobby	
Hall	16' 10" x 8' 9" (5.13m x 2.67m)
Cloakroom	
Dining Room	10' 11" x 20' 5" (3.33m x 6.23m)
Living Room	16' 10" x 11' 8" (5.13m x 3.56m)
Family Room	9' 6" x 16' 9" (2.9m x 5.10m)
Boiler Room	
Breakfast Room	10' 5" x 9' 9" (3.18m x 2.98m)
Kitchen	10' 5" x 14' 8" (3.18m x 4.46m)
Study	10' 6" x 8' 4" (3.20m x 2.54m)
Library	7' 7" x 8' 4" (2.30m x 2.54m)
Utility room	14' 0" x 8' 7" (4.26m x 2.61m)
Conservatory	12' 10" x 5' 7" (3.90m x 1.7m)
Rear Porch	7' 6" x 6' 0" (2.28m x 1.84m)
First Floor Landing	21' 10" x 10' 11" (6.65m x 3.33m)
Bedroom 1	9' 6" x 12' 10" (2.89m x 3.91m)
Bedroom 2	10' 11" x 20' 7" (3.33m x 6.27m)
Bedroom 3	9' 3" x 9' 5" (2.82m x 2.87m)
Bedroom 4	8' 9" x 10' 11" (2.66m x 3.34m)
Bedroom 5	8' 0" x 12' 10" (2.43m x 3.91m)
Family Bathroom	9' 2" x 8' 4" (2.80m x 2.53m)
En-suite	10' 5" x 8' 4" (3.18m x 2.53m)
Shower Room	8' 0" x 2' 11" (2.43m x .89m)
Outside	
Driveway, front and rear garage, large garden and a paddock.	



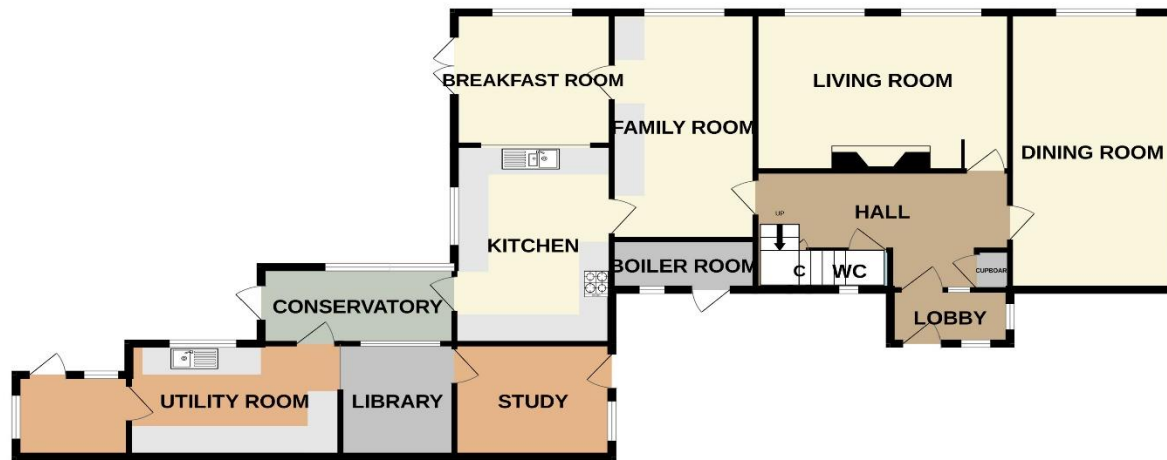
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1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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